



Coach House 4 Valentines Court, Coal Aston, Dronfield S18 3DH

Saxton Mee

Lettings



# Coach House 4 Valentines

## Coal Aston

Per Calendar Month

# £1,300 Per Calendar

Welcome to The Coach House, a stunning detached two bedroom home available to let in the charming village of Coal Aston, Dronfield. Finished to an impeccable standard, this elegant property offers modern living with breathtaking views of the surrounding open countryside.

Upon entering, you are welcomed by a spacious open plan lounge that seamlessly flows into the dining area and an exceptional kitchen, complete with integrated appliances. The contemporary design is enhanced by bifold doors that open onto a beautiful patio, providing the perfect spot to enjoy the spectacular rural scenery.

Upstairs, the master double bedroom features fitted wardrobes and a dedicated dressing area, offering ample storage and a touch of luxury. The second double bedroom also benefits from fitted wardrobes, providing stylish and practical space. The superb bathroom boasts a sleek three piece white suite and a separate shower, designed for comfort and relaxation.

The property includes two allocated parking spaces for your convenience.

Located in the picturesque setting of Coal Aston, yet within easy reach of local amenities and transport links, The Coach House offers the perfect balance of peaceful countryside living and accessibility.

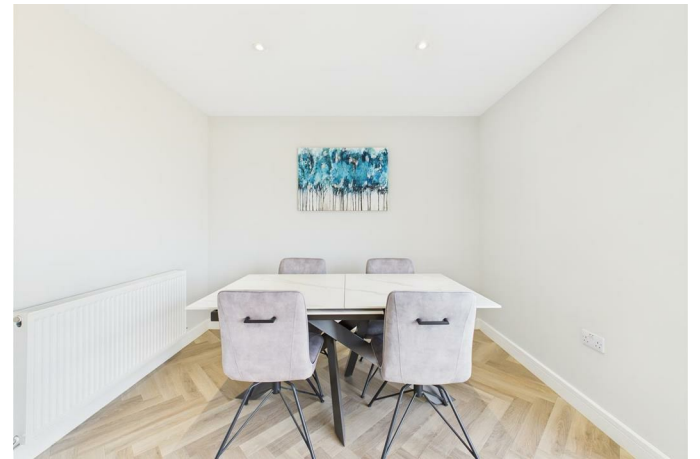
Don't miss the opportunity to make this exceptional property your new home. Contact us today to arrange a viewing.

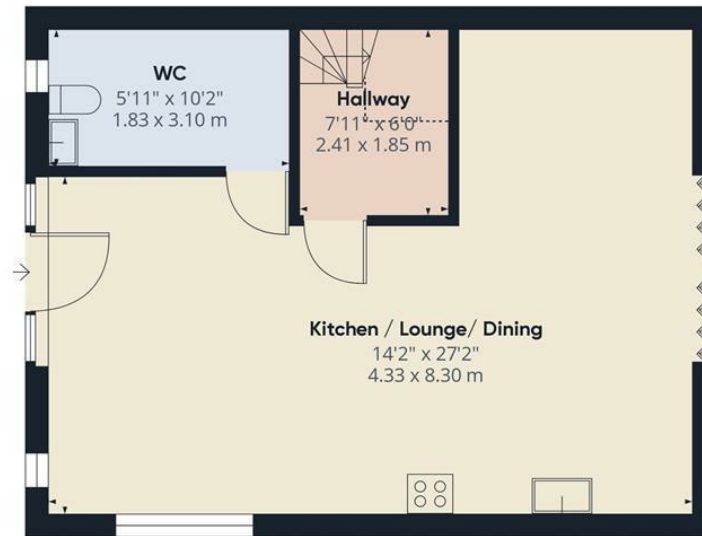
We are waiting on the energy efficiency rating and council tax banding.



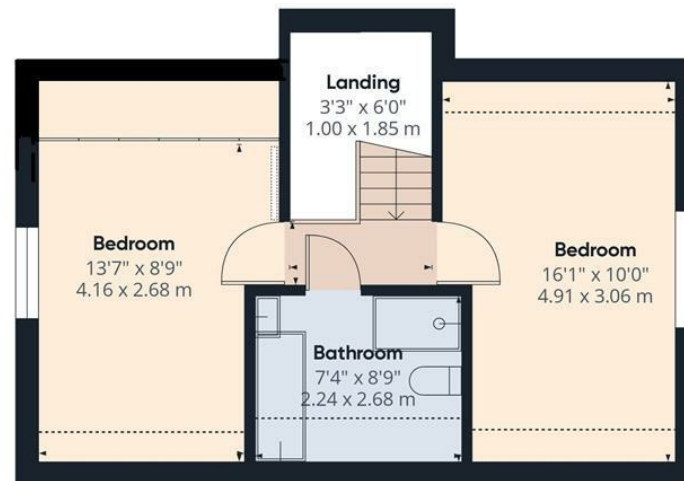
- Detached two bedroom home finished to a high specification
- Secure Gated Development
- Open plan lounge, dining area, and spacious kitchen with integrated appliances
- Bifold doors leading to a patio with spectacular countryside views
- Two allocated parking spaces
- Picturesque location in Coal Aston with easy access to local amenities and transport links







Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

923.66 ft<sup>2</sup>  
85.81 m<sup>2</sup>

**Reduced headroom**

62.69 ft<sup>2</sup>  
5.82 m<sup>2</sup>

(1) Excluding balconies and terraces.

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

**Banner Cross**  
T: 0114 268 3241  
E: [bannercross@saxtonmee.co.uk](mailto:bannercross@saxtonmee.co.uk)  
[www.saxtonmee.co.uk](http://www.saxtonmee.co.uk)

**Hathersage**  
T: 01433 650009  
E: [hathersage@saxtonmee.co.uk](mailto:hathersage@saxtonmee.co.uk)

**Bakewell**  
T: 01629 815307  
E: [bakewell@saxtonmee.co.uk](mailto:bakewell@saxtonmee.co.uk)

**Matlock**  
T: 01629 828250  
E: [matlock@saxtonmee.co.uk](mailto:matlock@saxtonmee.co.uk)



Lettings